

Town of Torrey Zoning Board of Appeals  
Public Hearing  
June 6, 2022

Board Members present: Chairman Robert Constantine, Mark Gifford, George Dowse, Deanne Lamborn, Chris Hansen

Others: Mike Schnelle, Floyd Hoover

Chairman opened the public hearing at 7:00 and asked the secretary to note members present

**Special Use Modification # 22-1** of Michael Schnelle 846 Rte 14, to construct a new tasting room to south end of existing winery building. A special use permit modification is needed as the original footprint will be expanded, this in an Agricultural District per Torrey Zoning § 98.33.

Torrey Planning Board recommended on May 16, 2022 approvals of this application.

Yates County Planning Board on April 28, 2022 determined this application has presented a positive countywide or intermunicipal impact.

Town Law Section 267 Art. 16 All property owner(s) within 500' of property line of land affected by a zoning change must be notified.

Rohit & Grace Mirchandani- 701 Route 14 Penn Yan NY 14527

James & Stacie Hillmire - 918 Crowsnest Rd Penn Yan, NY 14527

Frost Wines – 3962 Rte 14 Dundee NY 14837

Roger Jensen – 1122 Angus Rd Penn Yan NY 14527

Sharon Lockner – 840 Rte 14 Penn Yan NY 14527

Petruzziello Trust – 9 Dummond Place, Glenn Head NY 11545

Serenity Vineyard 930 Davy Rd Penn Yan NY 14527

Jim Smith 875 Serenity Rd Penn Yan NY 14527

Mike Schnelle presented his application. This is the third phase of his project at the winery. The new building will have an office, full tasting room and food service. He hopes this will enhance the business growth.

No one appeared to speak in support or opposition of this application.

George asked what erosion control plans for additional runoff from long addition roof. Where will rain runoff go?

Mike stated he has a dry pond that handles present runoff. There will be a gutter system on the other side of building with a berm and spillway to handle run off. He will add another dry pond if needed.

Deanne asked if there could be a pull off to help with any congestion at his entryway. NYS DOT has control of traffic patterns and driveways along Rte. 14.

There being no further questions on this application, Bob closed the public hearing at 7:15 pm

**Special Use Modification # 22-2** of Floyd N. Hoover 1796 Ridge Rd, to construct a 44' x 48' addition to existing welding shop on south side of structure. A special use permit modification is needed as the original footprint will be expanded, this in an Agricultural District per Torrey Zoning § 98.33.

Torrey Planning Board recommended on May 16, 2022 approval of this application.

Yates County Planning Board on April 28, 2022 determined this application had no countywide or intermunicipal impact.

Town Law Section 267 Art. 16 All property owner(s) within 500' of property line of land affected by a zoning change must be notified.

Ross Tuccio 1734 Ridge Rd Penn Yan, NY 14527  
Stephanie Marten 1724 Ridge Rd Penn Yan, NY 14527  
Klaus Martens 1443 Ridge Rd Penn Yan, NY 14527  
Mark Rothfuss 4097 County Line Rd Macedon. NY 14502  
John Hoover 1324 Rte 54 Penn Yan, NY 14527  
Webster Martin 1840 Ridge Rd Penn Yan, NY 14527

Floyd Hoover appeared on this application. With the welding business growing he is in need of more work space. The building will have higher ceilings and larger overhead door so they can bring large pieces of equipment inside for repair. Presently large jobs are being completed outside in all kinds of seasonal conditions. The office will be moved into the new area also

No one appeared to speak in support or opposition of this application.

There being no further questions on this application, Bob closed the public hearing at 7:25 pm

Bob thanked Mike and Floyd for attending

Respectfully submitted,

Town of Torrey Zoning Board of Appeals  
Regular Meeting  
June 6, 2022

Board Members present: Chairman Bob Constantine, Chris Hansen, Mark Gifford, George Dowse Deanne Lamborn

Others: Mike Schnelle, Floyd Hoover Dwight James Code Officer

Motion by Chris 2<sup>nd</sup> Mark to accept the minutes of the January meeting, carried.

**Special Use Modification # 22-1** of Michael Schnelle 846 Rte 14, to construct a new tasting room to south end of existing winery building. A special use permit modification is needed as the original footprint will be expanded, this in an Agricultural District per Torrey Zoning § 98.33

Motion by Mark 2<sup>nd</sup> Bob to accept application SUP Mod # 22-1 as complete. carried.

**SEQRA – Review**

Bob presented Part 2 SEQR short form. He declared Zoning Board of Appeal as lead agency on the SEQRA review and read each question out loud to members for decision.

Each item was read and a negative finding was determined.

Motion by Chris 2<sup>nd</sup> George to accept the completed SEQRA and it's finding a negative declaration that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Motion by Chris to Grant Special Use Modification 22-1, 2<sup>nd</sup> Mark with the following resolution

**WHEREAS**, as an application SUP Modification # 22-1 of Michael Schnelle 846 Rte. 14, was received to construct a new tasting room to south end of existing winery building. A special use permit modification is needed as the original footprint will be expanded, this in an Agricultural District per Torrey Zoning § 98.33 before the Zoning Board of Appeals (hereinafter ZBA) and,

**WHEREAS**, after due public notice of such, a public hearing on said application was held by the ZBA on June 6, 2022 in the town meeting room at 56 Geneva Street, Dresden, Yates County, New York, at this time information was presented on the applicant's behalf, and

**WHEREAS**, at said hearing all desiring to be heard were heard, and

**WHEREAS:** This application involves a Type II action as defined by the State Regulatory for Environmental Quality Review so that no further Environmental Assessment is required, now

**THEREFORE, BE IT RESOLVED** that the application SUP Modification # 22-1 of Michael Schnelle 846 Rte. 14, to construct an addition for new tasting room, office and food service to south end of existing winery is **GRANTED**.

**Roll call vote:** Constantine -Aye, Hansen – Aye, Gifford- Aye, Dowse – Aye  
Lamborn Aye 5 Ayes 0 Nays Carried No stipulations.

**Special Use Permit Modification # 22-2** of Floyd N. Hoover 1796 Ridge Rd, to construct a 44' x 48' addition to existing welding shop on south side of structure. A special use permit modification is needed as the original footprint will be expanded, this in an Agricultural District per Torrey Zoning Law § 98.33.

Motion by Mark 2<sup>nd</sup> Chris to accept application SUP Mod # 22-2 as complete, carried.

#### **SEQRA – Review**

Bob presented Part 2 SEQR short form. He declared Zoning Board of Appeal as lead agency on the SEQRA review and read each question out loud to members for decision.

Each item was read and a negative finding was determined.

Motion by George 2<sup>nd</sup> Deanne to accept the completed SEQRA and it's finding a negative declaration that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

Chairman offered the following resolution 2<sup>nd</sup> by Chris

**WHEREAS**, as an application a Modification **22-2** of Floyd N. Hoover 1796 Ridge Rd, to construct a 44' x 48' addition to existing welding shop on south side of structure. on his property in an Agriculture District per Torrey Zoning and was filed with the Zoning Board of Appeals (hereinafter ZBA) and,

**WHEREAS**, after due public notice of such, a public hearing on said application was held by the ZBA on June 6, 2022 in the town meeting room at 56 Geneva Street, Dresden, Yates County, New York, at this time information was presented on the applicant's behalf, and

**WHEREAS**, at said hearing all desiring to be heard were heard, and

**WHEREAS:** This application involves a Type II action as defined by the State Regulatory for Environmental Quality Review so that no further Environmental Assessment is required, now

**THEREFORE BE IT RESOLVED** that the application Modification to Special Use Permit # 22-2 of Floyd N. Hoover 1796 Ridge Rd, to construct a 44' x 48' addition to existing welding shop on south side of structure on his property in an Agriculture District is **GRANTED**.

**Roll call vote:** Dowse- Aye, Lamborn Aye, , Constantine- Aye Gifford – Aye, Hansen – Aye, 5 Aye 0 Nays – Carried No stipulations

With no further business before the board,

Bob made a motion to adjourn 2<sup>nd</sup> Mark carried at 7:35 PM

Respectfully submitted

Betty M Daggett